First Security Bank

B3100-1

Idaho Construction Report

Volume 38, Number 11

Dr. Kelly K. Matthews—Economist

November 1991

New commercial construction in November recorded the largest monthly total thus far in 1991 and was exceeded only once in 1990—the month of August. Nonresidential construction cumulative for eleven months totaled $166 million, still 8 percent below last year. The November surge of new commercial building activity was centered in the following four locations (89 percent of the state total). Shown with the November nonresidential permit valuations is the 1991 cumulative nonresidential construction value percent change from 1990.

	November	11 Months
Boise	$12.4 million	-41%
Coeur d'Alene	7.4 million	6%
Twin Falls	5.9 million	166%
Idaho Falls	1.3 million	-54%

Single-family residential building permits rose 4.7 percent in November, the narrowest monthly gain since March. Declining yields in the nation's bond market have influenced fixed mortgage rates towards 8½ percent. With reference to the past several years, current rates are an attractive mortgage financing opportunity and will likely continue to be a stimulative factor in new residential construction activity.

Total construction value during the first eleven months of 1991 was $735.4 million, up 0.6 percent. November was the first month since February with total cumulative construction value above the 1990 total. Accordingly, 1991 possibly could be Idaho's fourth consecutive record construction year. In reality, if the full-year total ends with either a modest gain or a small decline, 1991 will have been an excellent year—rising at least 20 percent above the 1989 total construction value. Perhaps the best news is that the adverse impact of overbuilding, so evident in many cities across the nation, remains generally absent in Idaho.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in November was $70,868,766, or 49.4 percent above November 1990. *NEW RESIDENTIAL CONSTRUCTION* for 372 new dwelling units totaled $26,715,918, a decrease of 6.3 percent in number and an increase of 5.1 percent in value compared with a year ago. Included in November's total residential permits were 289 single-family, 21 multi-family, and 62 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* was up 208.8 percent from a year ago to $30,323,408. Also, *ALTERATIONS AND REPAIRS* totaling $13,829,440 rose 13.5 percent.

Building Permit Construction Summary

	November	% Chg	Eleven Months	% Chg
Total New Dwelling Units	372	- 6.3	5,714	+ 5.9
Single-Family	289	+ 4.7	4,012	+ 14.2
Multi-Family	21	- 61.8	845	- 24.1
Mobile Homes	62	- 6.1	857	+ 10.9
Total Residential Value	$ 26,715,918	+ 5.1	$ 401,233,650	+ 8.5
Single-Family	24,683,685	+ 8.3	360,365,702	+ 13.1
Multi-Family	1,560,097	- 32.3	33,397,618	- 27.3
Mobile Homes	472,136	+ 44.2	7,470,330	+ 39.3
Nonresidential Value	30,323,408	+208.8	165,757,026	- 7.7
Alterations & Repair Value	13,829,440	+ 13.5	168,428,444	- 7.4
TOTAL CONSTRUCTION VALUE	**$ 70,868,766**	**+ 49.4**	**$ 735,419,120**	**+ 0.6**

IDAHO CONSTRUCTION REPORT

NOVEMBER 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	$0	$0	$5,000	$5,000
Coeur d'Alene	10	54	632,572	7,392,239	1,177,292	9,202,103
Kootenai County Un	27	73	1,612,222	615,466	257,635	2,485,323
Craigmont	0	1	0	0	7,500	7,500
Grangeville	1	6	43,571	0	28,766	72,337
Lewiston	7	43	1,064,099	254,552	304,750	1,623,401
Nez Perce County Un	0	4	0	141,577	41,988	183,565
Moscow	4	17	325,162	0	73,449	398,611
Latah County Un	5	13	0	21,500	31,313	52,813
Orofino	0	5	0	0	43,500	43,500
Osburn	0	5	0	0	28,895	28,895
Sandpoint	0	14	0	0	187,600	187,600
St. Maries	0	10	0	0	29,038	29,038
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	**54**	**246**	**$3,677,626**	**$8,425,334**	**$2,216,726**	**$14,319,686**
Boise City	75	1,343	$7,069,885	$12,379,247	$7,311,011	$26,760,143
Meridian	31	44	2,226,125	1,018,944	51,641	3,296,710
Ada County Un	44	137	2,826,177	325,718	224,042	3,375,937
Caldwell	5	16	168,870	75,000	51,472	295,342
Canyon County Un	27	46	1,636,75[illegible]	75,738	814,694	2,527,183
Nampa	19	48	980,855	0	400,135	1,380,990
Emmett	2	22	138,129	0	71,178	209,307
Gooding	0	1	0	0	15,360	15,360
Hailey	8	12	669,765	1,420	451,140	1,122,325
Ketchum	1	9	325,000	0	516,450	841,450
Sun Valley	1	7	450,000	0	122,500	572,500
Blaine County Un	5	8	587,600	126,000	0	713,600
Jerome	1	5	62,428	5,000	413,882	481,310
Mountain Home	3	15	122,210	0	76,720	198,930
Payette	0	2	0	3,000	2,000	5,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	15	45	915,278	5,917,791	264,254	7,097,323
Twin Falls County Un	3	6	64,850	0	37,528	102,378
Weiser	0	9	0	51,000	18,550	69,550
TOTAL SOUTHWESTERN	**240**	**1,775**	**$18,243,923**	**$19,978,858**	**$10,842,557**	**$49,065,338**
Blackfoot	0	4	$0	$0	$87,500	$87,500
Bingham County Un	8	13	381,500	10,550	2,000	394,050
Idaho Falls	22	57	1,407,160	1,278,006	311,675	2,996,841
Ammon	0	1	0	0	10,000	10,000
Bonneville County Un	6	9	372,290	8,640	26,000	406,930
Rexburg	4	9	220,000	0	93,274	313,274
Rigby			NO PERMITS ISSUED			0
Jefferson County Un	7	16	264,034	62,500	8,000	334,534
Salmon	1	3	0	0	7,950	7,950
Lemhi County Un	4	9	190,000	198,500	7,565	396,065
St. Anthony	0	1	0	0	4,000	4,000
TOTAL EASTERN	**52**	**122**	**$2,834,984**	**$1,558,196**	**$557,964**	**$4,951,144**
American Falls	0	2	$0	$5,000	$8,000	$13,000
Power County Un	1	3	10,000	55,000	0	65,000
Burley	3	9	176,900	68,300	19,000	264,200
Chubbuck	1	2	90,000	8,000	0	98,000
Montpelier	0	6	0	0	16,300	16,300
Pocatello	12	18	1,042,232	6,295	74,516	1,123,043
Bannock County Un	1	6	95,405	9,435	12,500	117,340
Preston	1	2	35,000	7,000	0	42,000
Franklin County Un			NO PERMITS ISSUED			0
Rupert	2	12	139,408	118,000	35,080	292,488
Minidoka County Un	5	15	370,440	83,990	40,788	495,218
Soda Springs	0	3	0	0	6,009	6,009
TOTAL SOUTHEASTERN	**26**	**78**	**$1,959,385**	**$361,020**	**$212,193**	**$2,532,598**
TOTAL 56 LOCATIONS	**372**	**2,221**	**$26,715,918**	**$30,323,408**	**$13,829,440**	**$70,868,766**

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

ELEVEN MONTHS CUMULATIVE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	31	$176,000	$135,000	$198,607	$509,607
Coeur d'Alene	278	798	18,250,759	15,286,788	7,205,2[illegible]	40,742,785
Kootenai County Un	456	1,103	29,412,506	10,191,933	2,767,[illegible]03	42,371,542
Craigmont	1	11	39,900	11,000	32,020	82,920
Grangeville	3	102	248,730	154,234	604,277	1,007,241
Lewiston	81	897	6,261,299	2,960,137	8,941,014	18,162,450
Nez Perce County Un	22	100	1,841,408	13,525,266	672,899	16,039,573
Moscow	59	352	4,185,474	0	2,132,171	6,317,645
Latah County Un	61	143	2,393,638	826,258	641,874	3,861,770
Orofino	4	139	175,000	12,000	562,678	749,678
Osburn	0	66	0	142,066	175,748	317,814
Sandpoint	42	150	2,082,598	932,400	1,440,383	4,455,381
St. Maries	10	90	171,900	123,439	390,401	685,740
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	1,020	3,982	$65,239,212	$44,300,521	$25,764,413	$135,304,146
Boise City	1,368	14,467	$102,026,476	$32,465,292	$80,229,566	$214,721,334
Meridian	406	703	26,505,353	7,575,484	1,809,425	35,890,262
Ada County Un	530	1,389	43,400,027	3,951,964	6,870,393	54,222,384
Caldwell	44	158	2,120,761	3,903,759	2,135,079	8,159,599
Canyon County Un	364	619	22,294,826	5,908,126	2,859,233	31,062,185
Nampa	228	659	13,967,859	3,894,492	4,881,070	22,743,421
Emmett	40	364	3,269,997	566,846	2,138,855	5,975,698
Gooding	6	19	213,037	16,000	138,610	367,647
Hailey	99	242	8,115,503	1,616,045	1,159,210	10,890,758
Ketchum	28	129	8,117,000	2,574,000	3,568,702	14,259,702
Sun Valley	13	96	4,646,500	13,000	2,651,330	7,310,830
Blaine County Un	76	161	17,952,763	1,369,782	2,561,100	21,883,645
Jerome	6	75	331,781	37,300	613,753	982,834
Mountain Home	21	136	839,400	27,000	440,959	1,307,359
Payette	19	56	657,070	3,807,033	879,863	5,343,966
Shoshone	6	13	237,000	59,000	16,945	312,945
Twin Falls City	137	458	10,712,866	16,059,186	6,575,130	33,347,182
Twin Falls County Un	57	125	1,789,911	129,477	907,664	2,827,052
Weiser	2	52	95,000	311,140	173,248	579,388
TOTAL SOUTHWESTERN	3,450	19,921	$267,293,130	$84,284,926	$120,610,135	$472,188,191
Blackfoot	12	57	$829,000	$525,675	$582,300	$1,936,975
Bingham County Un	128	214	4,911,272	1,113,655	1,038,880	7,063,807
Idaho Falls	329	991	23,126,155	8,086,733	8,314,195	39,527,083
Ammon	24	57	2,074,325	10,945,033	352,095	13,371,453
Bonneville County Un	159	331	9,664,594	3,421,892	1,249,089	14,335,575
Rexburg	135	71	4,702,881	299,689	961,525	5,964,095
Rigby	8	28	449,300	68,900	287,400	805,600
Jefferson County Un	106	255	4,332,771	1,764,904	1,277,400	7,375,075
Salmon	17	61	30,000	1,000	1,030,496	1,061,496
Lemhi County Un	50	133	898,549	302,050	525,404	1,726,003
St. Anthony	2	38	85,000	0	210,325	295,325
TOTAL EASTERN	970	2,236	$51,103,847	$26,529,531	$15,829,109	$93,462,487
American Falls	12	33	$378,000	$118,000	$112,500	$608,500
Power County Un	17	44	699,500	590,500	59,000	1,349,000
Burley	12	50	802,100	566,600	267,300	1,636,000
Chubbuck	17	65	970,381	2,226,435	955,689	4,152,505
Montpelier	1	61	57,000	280,000	201,043	538,043
Pocatello	111	420	8,901,599	3,815,617	2,734,288	15,451,504
Bannock County Un	37	108	2,794,751	286,227	504,603	3,585,581
Preston	10	27	685,460	564,466	86,500	1,336,426
Franklin County Un	6	7	248,000	0	500	248,500
Rupert	9	106	362,350	126,360	507,825	996,535
Minidoka County Un	39	137	1,546,280	1,997,843	583,829	4,127,952
Soda Springs	3	47	152,040	70,000	211,710	433,750
TOTAL SOUTHEASTERN	274	1,105	$17,597,461	$10,642,048	$6,224,787	$34,464,296
TOTAL 56 LOCATIONS	5,714	27,244	$401,233,650	$165,757,026	$168,428,444	$735,419,120

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IDAHO CONSTRUCTION REPORT

NOVEMBER 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	$0	$0	$25,890	$25,890
Coeur d'Alene	11	36	925,407	0	296,222	1,221,629
Kootenai County Un	35	78	1,570,679	1,095,528	63,788	2,729,995
Craigmont	0	1	0	0	1,000	1,000
Grangeville	0	11	0	600	38,395	38,995
Lewiston	9	60	675,344	0	305,999	981,343
Nez Perce County Un	1	8	9,390	1,186,219	15,270	1,210,879
Moscow	8	25	819,471	0	124,799	944,270
Latah County Un	5	21	195,400	28,000	90,739	314,139
Orofino	0	8	0	0	28,870	28,870
Osburn	1	4	0	0	10,955	10,955
Sandpoint	2	12	118,000	49,790	56,400	224,190
St. Maries	0	4	0	75,000	7,045	82,045
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	72	270	$4,313,691	$2,435,137	$1,065,372	$7,814,200
Boise City	108	1,265	$8,182,434	$732,500	$5,695,741	$14,610,675
Meridian	30	42	1,671,348	132,000	87,397	1,890,745
Ada County Un	35	110	2,510,377	489,070	592,363	3,591,810
Caldwell	3	16	154,821	0	294,298	449,119
Canyon County Un	13	31	705,879	338,337	193,828	1,238,044
Nampa	15	43	952,407	119,808	221,819	1,294,034
Emmett	4	29	291,080	0	109,017	400,097
Gooding	0	1	0	0	9,500	9,500
Hailey	7	9	544,210	0	17,250	561,460
Ketchum	6	7	653,000	0	58,400	711,400
Sun Valley	0	2	0	0	31,000	31,000
Blaine County Un	5	7	749,000	0	120,000	869,000
Jerome	1	6	51,292	0	21,446	72,738
Mountain Home	1	7	6,000	18,000	74,692	98,692
Payette	0	2	0	10,000	500	10,500
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	6	23	520,259	0	356,924	877,183
Twin Falls County Un	9	16	324,757	63,608	51,076	439,441
Weiser	2	13	57,000	12,000	42,012	111,012
TOTAL SOUTHWESTERN	245	1,629	$17,373,864	$1,915,323	$7,977,263	$27,266,450
Blackfoot	0	2	$0	$5,000	$0	$5,000
Bingham County Un	10	17	224,600	40,000	32,000	296,600
Idaho Falls	27	77	1,805,680	287,888	2,552,035	4,645,603
Ammon	0	5	0	50,000	38,764	88,764
Bonneville County Un	11	21	660,220	371,716	32,690	1,064,626
Rexburg	1	4	50,000	1,150,000	5,200	1,205,200
Rigby	0	1	0	0	6,200	6,200
Jefferson County Un	8	17	260,000	62,750	0	322,750
Salmon	3	3	50,000	0	28,500	78,500
Lemhi County Un	9	11	167,000	0	31,400	198,400
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	69	158	$3,217,500	$1,967,354	$2,726,789	$7,911,643
American Falls	0	2	$0	$0	$60,500	$60,500
Power County Un	1	3	7,000	14,500	0	21,500
Burley	0	5	0	3,162,220	7,750	3,169,970
Chubbuck	0	4	0	19,733	8,000	27,733
Montpelier	0	2	0	0	800	800
Pocatello	6	20	387,000	9,290	199,418	595,708
Bannock County Un	0	4	0	26,053	19,000	45,053
Preston	0	1	0	2,000	0	2,000
Franklin County Un	1	1	20,000	0	0	20,000
Rupert	1	2	2,800	194,086	0	196,886
Minidoka County Un	1	14	3,400	74,328	93,520	171,248
Soda Springs	1	5	96,960	0	29,400	126,360
TOTAL SOUTHEASTERN	11	63	$517,160	$3,502,210	$418,388	$4,437,758
TOTAL 56 LOCATIONS	397	2,120	$25,422,215	$9,820,024	$12,187,812	$47,430,051

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IDAHO CONSTRUCTION REPORT

ELEVEN MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	18	$188,000	$0	$100,390	$288,390
Coeur d'Alene	127	519	8,951,831	14,441,716	4,341,912	27,735,459
Kootenai County Un	368	885	19,431,323	6,861,844	3,239,215	29,532,382
Craigmont	0	17	0	17,500	33,105	50,605
Grangeville	37	108	1,588,292	971,061	334,836	2,894,189
Lewiston	67	923	4,829,090	1,579,837	4,873,899	11,282,826
Nez Perce County Un	15	119	1,009,538	4,696,557	1,112,126	6,818,221
Moscow	56	366	5,069,536	34,700	7,600,665	12,704,901
Latah County Un	48	159	1,659,640	184,566	1,112,059	2,956,265
Orofino	6	130	211,000	35,000	493,159	739,159
Osburn	11	71	350	108,941	160,971	270,262
Sandpoint	135	136	3,719,059	5,565,790	669,266	9,954,115
St. Maries	2	122	83,878	646,191	607,808	1,337,877
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	875	3,581	$46,741,537	$35,149,733	$24,745,511	$106,636,781
Boise City	1,663	13,885	$105,921,618	$54,676,776	$91,803,630	$252,402,024
Meridian	281	476	17,699,176	3,084,596	2,570,377	23,354,149
Ada County Un	431	1,121	32,485,879	5,874,298	4,889,767	43,249,944
Caldwell	77	162	2,620,531	8,576,359	1,400,230	12,597,120
Canyon County Un	261	477	14,423,509	3,068,763	1,901,305	19,393,577
Nampa	161	552	9,241,026	2,595,163	3,736,174	15,572,363
Emmett	16	249	1,102,836	44,000	1,049,415	2,196,251
Gooding	1	23	77,000	172,800	190,673	440,473
Hailey	128	183	9,800,701	1,333,560	848,160	11,982,421
Ketchum	64	152	16,230,155	6,214,000	4,040,938	26,485,093
Sun Valley	59	146	17,268,000	189,000	2,314,700	19,771,700
Blaine County Un	124	193	27,007,991	606,025	2,795,560	30,409,576
Jerome	9	57	79,292	82,683	108,088	270,063
Mountain Home	21	141	1,007,226	298,811	604,464	1,910,501
Payette	7	35	150,000	72,100	728,349	950,449
Shoshone	1	11	0	6,700	110,300	117,000
Twin Falls City	109	410	7,946,689	6,031,909	7,202,573	21,181,171
Twin Falls County Un	87	111	2,336,877	278,651	525,100	3,140,628
Weiser	12	133	379,950	891,490	786,971	2,058,411
TOTAL SOUTHWESTERN	3,512	18,517	$265,778,456	$94,097,684	$127,606,774	$487,482,914
Blackfoot	5	65	$359,000	$1,335,700	$495,589	$2,190,289
Bingham County Un	112	224	4,169,050	7,508,200	1,328,921	13,006,171
Idaho Falls	335	870	24,845,750	17,440,643	8,865,363	51,151,756
Ammon	9	40	856,304	100,727	148,486	1,105,517
Bonneville County Un	143	343	7,012,482	3,285,471	1,171,561	11,469,514
Rexburg	17	48	1,196,700	2,613,415	193,940	4,004,055
Rigby	5	24	383,000	316,250	29,600	728,850
Jefferson County Un	101	240	3,580,409	4,531,701	1,169,450	9,281,560
Salmon	17	63	324,600	37,500	424,314	786,414
Lemhi County Un	48	120	1,577,002	213,076	400,498	2,190,576
St. Anthony	1	22	10,000	150,000	349,500	509,500
TOTAL EASTERN	793	2,059	$44,314,297	$37,532,683	$14,577,222	$96,424,202
American Falls	5	44	$203,000	$132,600	$930,080	$1,265,680
Power County Un	9	38	534,800	786,200	121,100	1,442,100
Burley	11	54	1,003,454	3,719,420	145,950	4,868,824
Chubbuck	12	51	730,781	72,132	318,634	1,121,547
Montpelier	0	40	0	32,600	21,502	54,102
Pocatello	87	426	6,320,227	2,243,788	11,238,276	19,802,291
Bannock County Un	23	70	1,201,952	281,453	577,081	2,060,486
Preston	9	25	878,596	1,589,540	42,500	2,510,636
Franklin County Un	8	9	375,000	0	10,000	385,000
Rupert	6	82	155,548	763,949	525,979	1,445,476
Minidoka County Un	42	151	1,165,032	3,063,796	838,240	5,067,068
Soda Springs	6	38	381,980	32,460	140,383	554,823
TOTAL SOUTHEASTERN	218	1,028	$12,950,370	$12,717,938	$14,909,725	$40,578,033
TOTAL 56 LOCATIONS	5,398	25,185	$369,784,660	$179,498,038	$181,839,232	$731,121,930

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

NOVEMBER 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	8	524,526	2	108,046	0	0
Kootenai County Un	17	1,612,222	0	0	10	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	1	43,571	0	0	0	0
Lewiston	5	492,925	1	520,174	1	51,000
Nez Perce Co Un			NO NEW	RESIDENTIAL		
Moscow	4	325,162	0	0	0	0
Latah County Un	0	0	0	0	5	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint			NO NEW	RESIDENTIAL		
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	35	$2,998,406	3	$628,220	16	$51,000
Boise City	75	7,069,885	0	0	0	0
Meridian	27	2,096,117	2	121,008	2	9,000
Ada County Un	34	2,819,477	0	0	10	6,700
Caldwell	3	168,870	0	0	2	0
Canyon County Un	23	1,557,551	0	0	4	79,200
Nampa	14	861,693	2	119,162	3	0
Emmett	2	138,129	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	6	546,395	2	123,370	0	0
Ketchum	1	325,000	0	0	0	0
Sun Valley	1	450,000	0	0	0	0
Blaine County Un	2	570,000	0	0	3	17,600
Jerome	1	62,428	0	0	0	0
Mountain Home	2	122,210	0	0	1	0
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	9	732,859	4	180,817	2	1,602
Twin Falls County Un	1	64,850	0	0	2	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	201	$17,585,464	10	$544,357	29	$114,102
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	4	274,000	0	0	4	107,500
Idaho Falls	17	1,235,640	4	167,520	1	4,000
Ammon			NO NEW	RESIDENTIAL		
Bonneville County Un	3	279,790	0	0	3	92,500
Rexburg	0	0	4	220,000	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	3	179,000	0	0	4	85,034
Salmon	0	0	0	0	1	0
Lemhi County Un	2	190,000	0	0	2	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	29	$2,158,430	8	$387,520	15	$289,034
American Falls			NO NEW	RESIDENTIAL		
Power County Un	0	0	0	0	1	10,000
Burley	3	176,900	0	0	0	0
Chubbuck	1	90,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	12	1,042,232	0	0	0	0
Bannock County Un	1	95,405	0	0	0	0
Preston	1	35,000	0	0	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert	2	139,408	0	0	0	0
Minidoka County Un	4	362,440	0	0	1	8,000
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	24	$1,941,385	0	$0	2	$18,000
TOTAL 56 LOCATIONS	289	$24,683,685	21	$1,560,097	62	$472,136

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS — ELEVEN MONTHS 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	3	$176,000	0	$0	0	$0
Coeur d'Alene	192	14,500,425	86	3,750,334	0	0
Kootenai County Un	285	28,487,040	12	925,466	159	0
Craigmont	0	0	0	0	1	39,900
Grangeville	3	248,730	0	0	0	0
Lewiston	56	4,711,636	8	967,402	17	582,261
Nez Perce Co Un	20	1,815,480	2	25,928	0	0
Moscow	43	3,693,517	16	491,957	0	0
Latah County Un	25	2,393,638	0	0	36	0
Orofino	3	175,000	0	0	1	0
Osburn	0	0	0	0	0	0
Sandpoint	26	2,015,648	2	25,000	14	41,950
St. Maries	0	0	0	0	10	171,900
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	656	$58,217,114	126	$6,186,087	238	$836,011
Boise City	917	$86,353,989	451	$15,672,487	0	$0
Meridian	362	25,574,377	8	395,375	36	535,601
Ada County Un	441	43,363,007	0	0	89	37,020
Caldwell	36	2,120,761	0	0	8	0
Canyon County Un	265	20,948,889	0	0	99	1,345,937
Nampa	186	12,724,623	24	1,239,436	18	3,800
Emmett	40	3,269,997	0	0	0	0
Gooding	2	136,037	2	71,000	2	6,000
Hailey	65	6,084,933	34	2,030,570	0	0
Ketchum	18	7,062,000	10	1,055,000	0	0
Sun Valley	13	4,646,500	0	0	0	0
Blaine County Un	73	17,935,163	0	0	3	17,600
Jerome	4	314,781	0	0	2	17,000
Mountain Home	16	839,400	0	0	5	0
Payette	9	463,470	8	180,500	2	13,100
Shoshone	2	57,000	0	0	4	180,000
Twin Falls City	104	9,418,125	22	1,285,844	11	8,897
Twin Falls County Un	26	1,789,911	0	0	31	0
Weiser	1	65,000	0	0	1	30,000
TOTAL SOUTHWESTERN	2,580	$243,167,963	559	$21,930,212	311	$2,194,955
Blackfoot	12	$829,000	0	$0	0	$0
Bingham County Un	57	3,740,768	0	0	71	1,170,504
Idaho Falls	283	21,442,830	31	1,536,520	15	146,805
Ammon	24	2,074,325	0	0	0	0
Bonneville County Un	103	8,562,003	2	100,000	54	1,002,591
Rexburg	8	1,058,082	127	3,644,799	0	0
Rigby	6	443,500	0	0	2	5,800
Jefferson County Un	43	3,258,707	0	0	63	1,074,064
Salmon	1	30,000	0	0	16	0
Lemhi County Un	23	897,049	0	0	27	1,500
St. Anthony	0	0	0	0	2	85,000
TOTAL EASTERN	560	$42,336,264	160	$5,281,319	250	$3,486,264
American Falls	3	$238,000	0	$0	9	$140,000
Power County Un	5	469,000	0	0	12	230,500
Burley	12	802,100	0	0	0	0
Chubbuck	13	958,581	0	0	4	11,800
Montpelier	1	57,000	0	0	0	0
Pocatello	111	8,901,599	0	0	0	0
Bannock County Un	32	2,646,351	0	0	5	148,400
Preston	10	685,460	0	0	0	0
Franklin County Un	6	248,000	0	0	0	0
Rupert	4	269,350	0	0	5	93,000
Minidoka County Un	16	1,216,880	0	0	23	329,400
Soda Springs	3	152,040	0	0	0	0
TOTAL SOUTHEASTERN	216	$16,644,361	0	$0	58	$953,100
TOTAL 56 LOCATIONS	4,012	$360,365,702	845	$33,397,618	857	$7,470,330

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

NOVEMBER 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	11	925,407	0	0	0	0
Kootenai County Un	15	1,353,239	4	217,440	16	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	8	640,332	0	0	1	35,012
Nez Perce Co Un	1	9,390	0	0	0	0
Moscow	8	819,471	0	0	0	0
Latah County Un	2	195,400	0	0	3	0
Orofino			NO NEW	RESIDENTIAL		
Osburn	0	0	0	0	1	0
Sandpoint	2	118,000	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	47	$4,061,239	4	$217,440	21	$35,012
Boise City	83	7,285,966	25	896,468	0	0
Meridian	22	1,556,248	0	0	8	115,100
Ada County Un	27	2,507,977	0	0	8	2,400
Caldwell	3	154,821	0	0	0	0
Canyon County Un	8	681,879	0	0	5	24,000
Nampa	14	952,407	0	0	1	0
Emmett	4	291,080	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	3	297,470	4	246,740	0	0
Ketchum	1	230,000	5	423,000	0	0
Sun Valley			NO NEW	RESIDENTIAL		
Blaine County Un	5	749,000	0	0	0	0
Jerome	1	51,292	0	0	0	0
Mountain Home	0	0	0	0	1	6,000
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	6	520,259	0	0	0	0
Twin Falls County Un	4	324,757	0	0	5	0
Weiser	1	34,000	0	0	1	23,000
TOTAL SOUTHWESTERN	182	$15,637,156	34	$1,566,208	29	$170,500
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	3	153,000	0	0	7	71,600
Idaho Falls	24	1,675,550	3	130,130	0	0
Ammon			NO NEW	RESIDENTIAL		
Bonneville County Un	8	556,200	2	95,020	1	9,000
Rexburg	1	50,000	0	0	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	4	232,000	0	0	4	28,000
Salmon	0	0	2	50,000	1	0
Lemhi County Un	1	5,000	8	162,000	0	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	41	$2,671,750	15	$437,150	13	$108,600
American Falls			NO NEW	RESIDENTIAL		
Power County Un	0	0	0	0	1	7,000
Burley			NO NEW	RESIDENTIAL		
Chubbuck			NO NEW	RESIDENTIAL		
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	4	302,000	2	85,000	0	0
Bannock County Un			NO NEW	RESIDENTIAL		
Preston			NO NEW	RESIDENTIAL		
Franklin County Un	1	20,000	0	0	0	0
Rupert	0	0	0	0	1	2,800
Minidoka County Un	0	0	0	0	1	3,400
Soda Springs	1	96,960	0	0	0	0
TOTAL SOUTHEASTERN	6	$418,960	2	$85,000	3	$13,200
TOTAL 56 LOCATIONS	276	$22,789,105	55	$2,305,798	66	$327,312

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS — ELEVEN MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	3	$188,000	0	$0	0	$0
Coeur d'Alene	110	8,278,587	17	673,244	0	0
Kootenai County Un	228	18,650,910	16	780,413	124	0
Craigmont	0	0	0	0	0	0
Grangeville	5	364,960	32	1,223,332	0	0
Lewiston	51	4,206,159	5	330,732	11	292,199
Nez Perce Co Un	15	1,009,538	0	0	0	0
Moscow	44	4,442,592	12	626,944	0	0
Latah County Un	18	1,641,740	0	0	30	17,900
Orofino	3	161,000	0	0	3	50,000
Osburn	0	0	0	0	11	350
Sandpoint	26	1,672,801	97	2,044,258	12	2,000
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	**504**	**$40,694,165**	**179**	**$5,678,923**	**192**	**$368,449**
Boise City	967	$85,178,792	696	$20,742,826	0	$0
Meridian	219	16,823,653	6	157,248	56	718,275
Ada County Un	358	32,463,679	0	0	73	22,200
Caldwell	38	2,035,247	34	585,284	5	0
Canyon County Un	163	13,451,633	0	0	98	971,876
Nampa	141	8,825,313	8	409,213	12	6,500
Emmett	16	1,102,836	0	0	0	0
Gooding	1	77,000	0	0	0	0
Hailey	84	7,771,036	44	2,029,665	0	0
Ketchum	32	9,426,155	32	6,804,000	0	0
Sun Valley	30	12,358,000	23	4,910,000	0	0
Blaine County Un	124	27,007,991	0	0	0	0
Jerome	1	51,292	0	0	8	28,000
Mountain Home	19	1,001,226	0	0	2	6,000
Payette	1	48,000	2	30,000	4	72,000
Shoshone	0	0	0	0	1	0
Twin Falls City	90	7,453,472	8	483,917	11	9,300
Twin Falls County Un	29	2,336,877	0	0	58	0
Weiser	3	158,950	0	0	9	221,000
TOTAL SOUTHWESTERN	**2,322**	**$227,571,152**	**853**	**$36,152,153**	**337**	**$2,055,151**
Blackfoot	4	$245,000	1	$114,000	0	$0
Bingham County Un	47	3,156,500	0	0	65	1,012,550
Idaho Falls	274	21,490,340	57	3,259,150	4	96,260
Ammon	9	856,304	0	0	0	0
Bonneville County Un	102	6,518,678	2	95,020	39	398,784
Rexburg	17	1,196,700	0	0	0	0
Rigby	5	383,000	0	0	0	0
Jefferson County Un	34	2,763,000	0	0	67	817,409
Salmon	2	175,800	6	148,800	9	0
Lemhi County Un	30	1,392,812	8	162,000	10	22,190
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	**524**	**$38,178,134**	**74**	**$3,778,970**	**195**	**$2,357,193**
American Falls	2	$176,000	0	$0	3	$27,000
Power County Un	4	486,000	0	0	5	48,800
Burley	9	883,454	2	120,000	0	0
Chubbuck	12	730,781	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	85	6,235,227	2	85,000	0	0
Bannock County Un	16	1,163,211	0	0	7	38,741
Preston	9	878,596	0	0	0	0
Franklin County Un	8	375,000	0	0	0	0
Rupert	2	126,248	0	0	4	29,300
Minidoka County Un	9	632,162	3	96,000	30	436,870
Soda Springs	6	381,980	0	0	0	0
TOTAL SOUTHEASTERN	**162**	**$12,068,659**	**7**	**$301,000**	**49**	**$580,711**
TOTAL 56 LOCATIONS	**3,512**	**$318,512,110**	**1,113**	**$45,911,046**	**773**	**$5,361,504**

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